

AMENDMENT NO. 50  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF HALTON HILLS

Premier Gateway Employment Area  
Phase 2B Secondary Plan

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2023-\_\_\_\_\_

A By-law to adopt Amendment No. 50 to the Official Plan of the  
Town of Halton Hills – Premier Gateway Employment Area  
Phase 2B Secondary Plan

The Council of the Corporation of the Town of Halton Hills, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended, hereby enacts as follows:

1. That Amendment No. 50 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. 50 to the Official Plan of the Town of Halton Hills.

BY-LAW read and passed by the Council of the Town of Halton Hills this \_\_\_\_ day  
of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR – A. Lawlor

\_\_\_\_\_  
CLERK – S. Jones

AMENDMENT NO. 50 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 50 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2023-\_\_\_\_\_ in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended:

THE CORPORATION OF THE TOWN OF HALTON HILLS.

\_\_\_\_\_  
MAYOR – A. Lawlor

\_\_\_\_\_  
CLERK – S. Jones

AMENDMENT NO. 50

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 50 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, does not constitute part of the Amendment, but is included for information purposes only.

DRAFT

## **Part A – The Preamble**

### **1. Purpose of the Amendment**

The purpose of this Amendment is to establish a Secondary Plan for the Premier Gateway Phase 2B Employment lands with appropriate land use designations and policies to facilitate the development of these lands for employment purposes.

### **2. Location**

The lands affected by this Amendment generally include lands east of Eighth Line, west of Winston Churchill Boulevard, north of Steeles Avenue to a distance 0.6 km north of and parallel to Steeles Avenue. The lands are identified as Lot 1, Part of Concession 7 and Concession 8.

### **3. Basis of the Amendment**

It is an objective of the Halton Hills Official Plan to ensure that there are sufficient lands available for the creation of diverse employment opportunities and increased tax assessment at strategic locations throughout the Town to maintain and enhance the economic vitality of the Town. The Premier Gateway Employment Area Phase 2B Secondary Plan is a required step in the process of ensuring that there are appropriate lands available for employment growth within the Town during the 2031 planning horizon and that the lands have the appropriate planning documents in place to support their development.

Council approved the Terms of Reference for the Premier Gateway Phase 2B Employment Area Integrated Planning Project whose purpose is to develop a comprehensive Secondary Plan in support of the general policy framework provided by the Official Plan. The more detailed policies will guide new employment uses as well as address the interface between those new uses and the existing residential uses, the natural heritage system, cultural heritage resources and the agricultural system.

This study was undertaken as an integrated planning project, with two main components, the land use planning study (or Secondary Plan) and a Scoped Subwatershed Study. The study also fulfilled Phases 1 and 2 of the Environmental Assessment process for transportation and water/wastewater services planning in the area. The Secondary Plan incorporates the recommendations of the Scoped Subwatershed Study including the provision of updated mapping of the natural heritage system.

The Secondary Plan Study provided for a public consultation process that included three public open houses, on-line questionnaires, multiple discussions with various companies and individuals as well as the statutory public meeting to provide information and obtain public feedback. The public open houses included presentations, poll questions and opportunities for questions and answers. The project website on Let's Talk Halton Hills was kept up to date throughout the project in order to communicate with stakeholders, provide copies of the various reports and presentations, and undertake the on-line surveys.

The study process also included a Technical Advisory Committee and Steering Committee which met throughout the study process. The Technical Advisory Committee included staff from relevant Town and Regional departments, Conservation Authorities and agencies and the Steering Committee included members of Council, residents of the study area and developer/landowner interests.

Official Plan Amendment 50 finalizes the Study process. Updated Zoning By-law provisions and Urban Design Guidelines will provide further guidance for development within the area.

## **Part B – The Amendment**

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 50 to the Official Plan for the Town of Halton Hills.

### **Details of the Amendment**

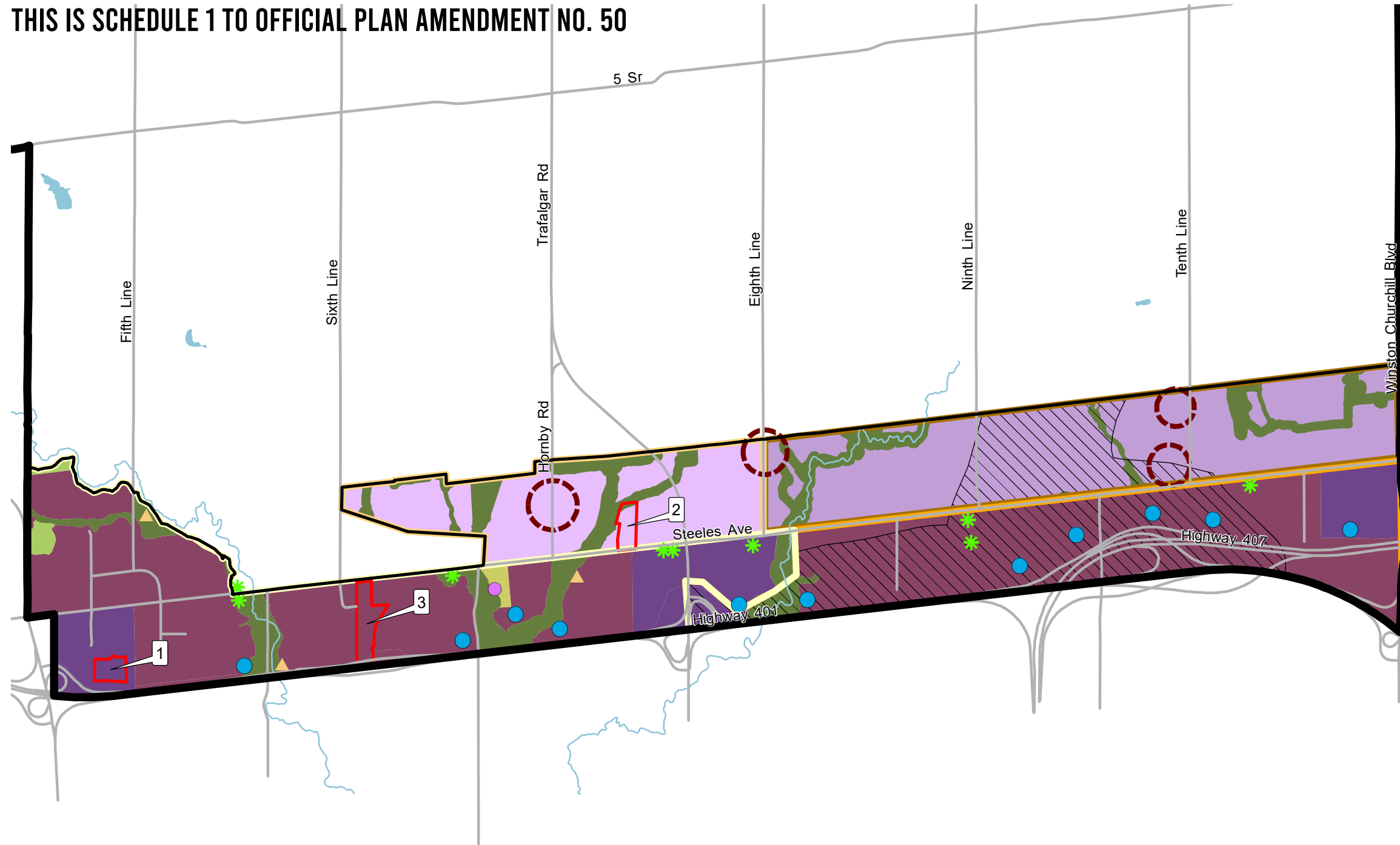
1. That Schedule A8 – Premier Gateway Land Use Plan is amended as shown on Schedule 1 attached to and forming part of this Amendment No. 50, by revising the HPBATS/GTA West Corridor Protection Area to the Highway 413 Corridor Protection Area and reducing the area covered by it to reflect the area approved by Regional Official Plan Amendment 49.
2. That Section H1 be amended by the addition of the following bullet point at the end of the existing section.
  - “Premier Gateway Employment Area Phase 2B Secondary Plan”.
3. That Section H, Secondary Plans is amended by adding the following new section, “H8, Premier Gateway Phase 2B Secondary Plan”, to the Official Plan.

### **Implementation and Interpretation**

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.



**THIS IS SCHEDULE 1 TO OFFICIAL PLAN AMENDMENT NO. 50**



- Phase 1B Employment Area
- Phase 2B Employment Area
- Prestige Industrial Area
- Gateway Area
- Major Parks and Open Space Area
- Private Open Space Area
- Greenlands
- Employment Phase 1A
- Employment Phase 1B
- Employment Phase 2A (Regional Phasing 2021-2031)
- Employment Phase 2B (Regional Phasing 2021-2031)
- Existing Rural Residential Concentration
- Special Policy Area
- HPBATS/GTA West Corridor Protection Area
- Town of Halton Hills Boundary
- Urban Boundary
- Waterbody
- Watercourse
- Community Park
- Building with Historic Significance
- Stormwater Management Pond
- Potentially Unstable Slopes

**SCHEDULE A8  
PREMIER GATEWAY EMPLOYMENT  
AREA LAND USE PLAN**

**DECEMBER 31, 2020**

**CONSOLIDATION**

**NOTE:**  
This schedule forms part of the Official Plan and must be read together with the text.

Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.

